

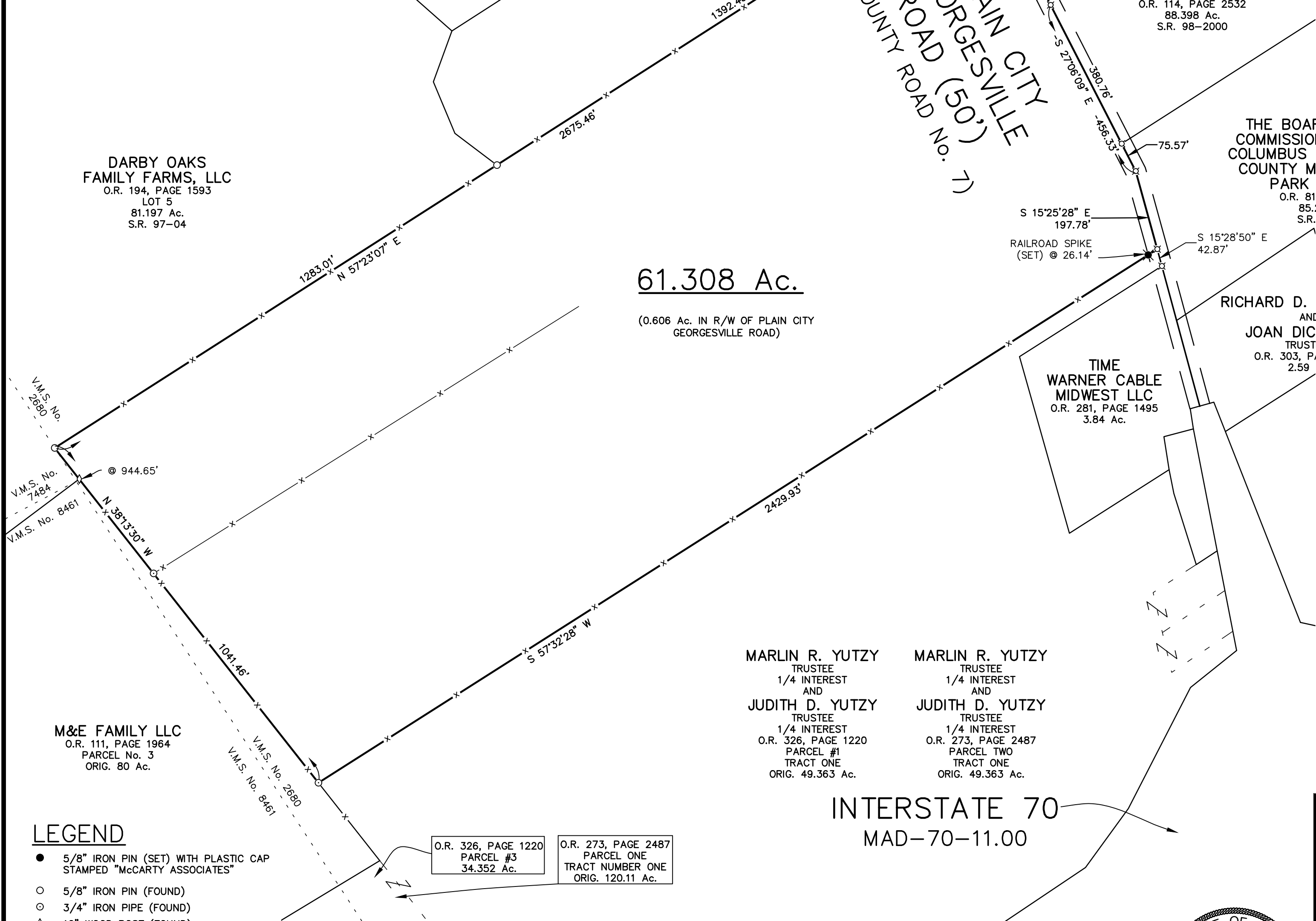
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES NORTHING	EASTING	NAVD 88 ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
RESIDUALS						
FRA CO WE 20	39°51'40.96776"N	83°14'50.65186"W	844.876	678.825.4566	1758691.0232	954.722
MAD CO	RESIDUALS					
MAD 12-39	39°53'51.21919"N	83°19'03.23571"W	873.276	692175.1839	1739115.1339	981.18
MAD 12-40	39°59'52.88984"N	83°15'50.90964"W	811.268	728639.3564	1754413.6401	920.280
RESIDUALS						$\Delta H = +0.016$ SFT
LOCAL CONTROL MONUMENT '2001' LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT '2001'	39°59'03.36148"N	83°15'49.77870"W	811.554	723627.035	1754459.257	920.542
GROUND SCALE FACTOR: 1.00004806835785						
LOCAL GROUND COORDINATES NORTHING EASTING						
GEOD MODEL: GEOD12A (CONUS) 723627.035 1754459.257 920.542						
UNITS ARE IN U.S. SURVEY FEET (SFT)						

MAD 12-40 TO P.O.B.
S 00°06.59" W 4,947.55'

VOLUME _____ PLAT NO. _____
 MAIDSON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE JULY 15, 2019
 SCALE 1"=200'
 DEED REFERENCE
 OFFICIAL RECORD 66 PAGE 49
 TOWNSHIP JEFFERSON
 MILITARY SURVEY NUMBER 2680

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 278° 43' 41.0") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 1, 2019, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 19775 07-05-19)

P.O.B. N 723,691.813' E 1,754,403.584'



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊙ 3/4" IRON PIPE (FOUND)
- ◇ 12" WOOD POST (FOUND)
- ✱ RAILROAD SPIKE (SET)
- ✱ SPIKE (FOUND) UNDER PAVEMENT
- ▲ MCCARTY ASSOCIATES SURVEY CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.



O.R. 326, PAGE 1220
PARCEL #3
34.352 Ac.

O.R. 273, PAGE 2487
PARCEL ONE
TRACT NUMBER ONE
ORIG. 120.11 Ac.

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
 NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JULY, 2019.

Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509



DEED REFERENCE:
 DARBY RIDGE, LTD
 O.R. 66, PAGE 49
 ORIG. 149.873 Ac.
 P.N. 08-00028-001
 S.R. 118-97
 S.R. 98-2000

REVISIONS
7/18/2019

SURVEY FOR
COUGHLIN & COUGHLIN

JEFFERSON TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 2680

MCCARTY ASSOCIATES, LLC
 ARCHITECTS - ENGINEERS - SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
 304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
JULY 15, 2019	1"=200'	S19-775

MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480

Michael L. McCarty, P.E., P.S.

Thomas E. Purtell, P.S.

Loren M. Puckett, P.E.

Jerrold B. Bradley, AIA

File No. S19-775

July 18, 2019

LEGAL DESCRIPTION

Coughlin & Coughlin
61.308 Acres Tract

Situated in the Township of Jefferson, County of Madison, State of Ohio, being a part of V.M.S. No. 2680, and being all that remains of an original 149.873 acres tract (Parcel No. 08-00028-001) as described in a deed to Darby Ridge, LTD and recorded in Official Record 66, Page 49 of the Madison County Recorder's Office and found in Survey Record 118-97 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at a spike (found) under the pavement in the centerline of Plain City Georgesville Road (County Road No. 7) marking a easterly most corner of a 11.026 acres tract as described in a deed to Mark D. Storts and Jennifer J. Storts (O.R. 313, Page 2457) and found in Survey Record 97-04 of the Madison County Engineer's Record of Land Surveys, said spike having Ohio State Plane Coordinates Northing 723,691.813 feet, Easting 1,754,403.584 feet South Zone and based upon NAD 83 (2011) and being S 00°06'59" W, a distance of 4947.55 feet from Madison County Engineer's GPS Survey Mark 12-40;

thence with the centerline of Plain City Georgesville Road for the next three calls:

- 1) S 26°41'58" E, a distance of 402.06 feet to a spike (found) under the pavement;
- 2) S 27°06'09" E, a distance of 456.33 feet to a spike (found) under the pavement;
- 3) S 15°25'28" E, a distance of 197.78 feet to a spike (found) under the pavement marking a northerly most corner of an original 49.363 acres "Parcel #1, Tract One" as described in a deed to Marlin R.

Yutzy, Trustee (1/4 interest) and Judith D. Yutzy, Trustee (1/4 interest) (O.R. 326, Page 1220) and as described in a deed to Marlin R. Yutzy, Trustee (1/4 interest) and Judith D. Yutzy, Trustee (1/4 interest) (O.R. 273, Page 2487);

thence with the northwesterly line of the aforesaid original 49.363 acres "Parcel #1, Tract One" S 57°32'28" W passing a railroad spike (set) at 26.14 feet, a total distance of 2429.93 feet to a 3/4" iron pipe (found) in the easterly line of an original 80 acres "Parcel No. 3" as described in a deed to M&E Family LLC (O.R. 111, Page 1964);

thence with an easterly line of the aforesaid original 80 acres "Parcel No. 3" N 38°13'30" W passing the southwesterly side of a 12" wood post (found) at 944.65 feet marking at southeasterly corner to and continuing with a southeasterly line of a 81.197 acres "Lot 5" as described in a deed to Darby Oaks Family Farms, LLC (O.R. 194, Page 1593) and found in Survey Record 97-04 of the Madison County Engineer's Record of Land Surveys, a total distance of 1041.46 feet to a 5/8" iron pin (found);

thence with another southeasterly line of the aforesaid 81.197 acres "Lot 5" N 57°23'07" E passing a 5/8" iron pin (found) at 1283.01 feet marking a southerly most corner to and continuing with the southeasterly line of the aforementioned 11.026 acres tract as described in a deed to Mark D. Storts and Jennifer J. Storts (O.R. 313, Page 2457) and found in Survey Record 97-04 of the Madison County Engineer's Record of Land Surveys and passing a 5/8" iron pin (set) at 2650.33 feet, a total distance of 2675.46 feet the point of beginning, **containing 61.308 acres of land.**

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az. 278° 43' 41.0") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GPS observations taken July 1, 2019, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2019, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S19-775 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".


Jason C. McConnaughey, P.S. 8509

